086.0 Map | 0005 Block | 0007.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	751,400	/	751,400
USE VALUE:	751,400	/	751,400
ASSESSED:	751,400	/	751,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAFLEUR VINCENT A
Owner 2:	EHLERT ANNE T
Owner 3:	
Street 1:	156 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAFLEUR VINCENT A -
Owner 2:	EHLERT ANNE T -
Street 1:	156 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,750 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Clapboard Exterior and 1971 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5750.000	335,900	700	414,800	751,400
Total Card	0.132	335,900	700	414,800	751,400
Total Parcel	0.132	335,900	700	414,800	751,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.18 | /Parcel: 381.1

Legal Description

User Acct 54773

GIS Ref

GIS Ref

Insp Date 09/15/18

Entered Lot Size

Total Land:

Land Unit Type:

!7050!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,900	700	5,750.	414,800	751,400	751,400	Year End Roll	12/18/2019
2019	101	FV	266,100	700	5,750.	408,800	675,600	675,600	Year End Roll	1/3/2019
2018	101	FV	264,700	0	5,750.	314,000	578,700	578,700	Year End Roll	12/20/2017
2017	101	FV	264,700	0	5,750.	296,300	561,000	561,000	Year End Roll	1/3/2017
2016	101	FV	264,700	0	5,750.	272,600	537,300	537,300	Year End	1/4/2016
2015	101	FV	249,000	0	5,500.	251,500	500,500	500,500	Year End Roll	12/11/2014
2014	101	FV	249,000	0	5,500.	231,700	480,700	480,700	Year End Roll	12/16/2013
2013	101	FV	249,000	0	5,500.	231,700	480,700	480,700		12/13/2012

PRINT

Date	Time
12/10/20	21:43:50

LAST REV

Date	Time
10/02/18	11:04:56

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7050

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAROCHE LINDA	31158-97		2/24/2000		370,000	No	No		Bought 250SF land from 160 Westminster bk 558
	24978-520		11/7/1994		34,900	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/1995	185	Manual	5,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
7/2/2015	MLS	EMK	Ellen K
3/25/2009	Meas/Inspect	372	PATRIOT
7/1/2000	MLS	MM	Mary M
1/27/2000	Mailer Sent		
1/27/2000	Measured	263	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5750		Sq. Ft.	Site		0	70.	1.03	6									414,752						414,800	

Total AC/HA: 0.13200 | Total SF/SM: 5750 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 414,752 | Spl Credit | Total: 414,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24726963
Const Adj.:	0.98990101
Adj $ / SQ:	160.508
Other Features:	58500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456365
Depreciation:	120480
Depreciated Total:	335884

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

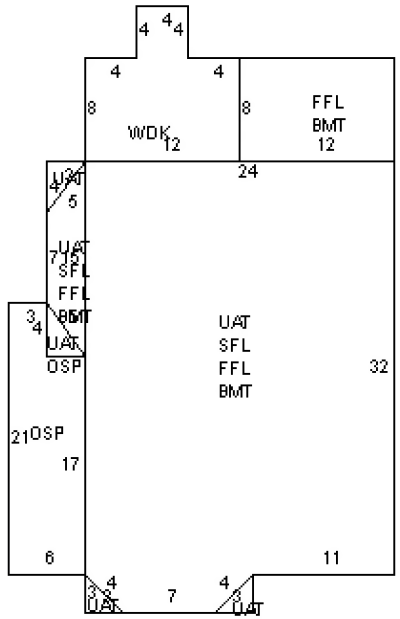
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.56
Special Features:	0	Val/Su Net:	107.32
Final Total:	335900	Val/Su SzAd	191.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	927	48.150	44,637
FFL	First Floor	927	160.510	148,790
SFL	Second Floor	831	160.510	133,382
UAT	Upper Attic	213	112.360	23,960
OSP	Screen Porch	120	32.940	3,953
WDK	Deck	112	14.780	1,655

Net Sketched Area:	3,130	Total:	356,377
Size Ad	1758	Gross Are	3770	FinArea	1971
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	140	A	GD	2014	4.93	T	3.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700